

TO: DEVELOPMENT REVIEW BOARD **DATE:** August 21, 2003
FROM: CURRENT PLANNING SERVICES
SUBJECT: CASE 49-DR-2003
REQUEST: Approve site plan & elevations for to construct road-widening improvements
PROJECT NAME: Scottsdale Road Widening / Improvements
LOCATION: Scottsdale Road: Frank Lloyd Wright Blvd To Thompson Peak Pkwy

DEVELOPER/OWNER: City of Scottsdale
ARCHITECT/DESIGNER: N/A
ENGINEER: Dibble & Associates Consulting Engineers Inc
APPLICANT/COORDINATOR: City of Scottsdale/Annette Grove OR Don Hadder
7447 E Indian School Rd
Scottsdale, AZ 85251
480-312-2399

STAFF RECOMMENDATION: APPROVE subject to the attached stipulations.

CONCURRENCE: No objection has been expressed by the Airport Director to this project.

PUBLIC COMMENTS: No public comment has been received on this case.

REQUEST: Architectural details related to Scottsdale Road Improvements including landscaping, medians, pedestrian bridge, walkways, walls, scenic corridor, etc.

LOCATION & ZONING: Scottsdale Rd. and adjacent areas between Frank Lloyd Wright Blvd. to Thompson Peak Pkwy. Adjacent zonings include C-2, O-S, R1-35 and PRD.

CHARACTERISTICS: The area is mainly level and raises gradually south to north. Scottsdale Road crossed the C.A.P. Canal, runs adjacent to the BOR dyke tail and crosses under the underpass at the Loop 101 Freeway. Phoenix is located to the west.

HISTORY: The existing Scottsdale Rd. in this area is primarily 4 lanes with a center left turn lane on a 65 ft. wide half street right of way. With the expansion of the street to 6 lanes and 75 ft. wide half street, a 10 foot wide portion along the west side of the street will be annexed from Phoenix to maintain the full right of way within Scottsdale.

DISCUSSION: The request is for site plan, elevations and architectural details approval that are related to Scottsdale Road Improvements including landscaping, median treatment, pedestrian bridge, sidewalks, walls, and other aspects. The approximate 2.4-mile section of Scottsdale Rd. involves a new pedestrian bridge crossing over the C.A.P. Canal, center medians with meandering 18-inch wall, meandering sidewalk and multi-use trail and scenic corridor easement.

The approximate 140 ft. long, 14 ft. wide pedestrian bridge with multi-use path is located over the C.A.P. canal north of Frank Lloyd Blvd. along the east side of Scottsdale Rd. and is constructed of 2 tone tan and beige, scored concrete and muted red steel fence with rectangular artistic decoration, in accordance with the FLW Design Guidelines for colors and pattern design. The bridge deck is 12-ft. wide and is contained by 4 ft. 6 in. concrete walls plus 6 ft. 6 in. iron railing and fence. Stack stone walls lead up to the approach to the bridge. The bridge is separated from the Scottsdale Rd. by about 8 ft.

The raised 24-ft. wide medians run the length of the project except at intersections and where left turns are provided. The median contains a discontinuous, meandering 18 in. high, stack stone finished wall. The wall is situated adjacent to a recessed water harvest areas. These recessed areas are 18 in. deep providing for a 3 ft. tall wall on the recessed side with the grade sloping downward toward the wall. Median landscaping includes native canopy trees, cactus, low shrubs and specialty grasses and DG. Island "bullnoses" contain stylized beige and adobe, integrally colored concrete with exposed aggregate. The City's Risk Management division has reviewed and approved this concept.

Ten (10) ft. wide meandering sidewalks are provided along the east side of Scottsdale Rd. which are separated from the curb except at intersections by a treed, shrub and groundcover landscape buffer. An 8 ft. wide meandering multi-use trail is situated on the east side of the sidewalk within the landscape buffer and scenic corridor but returns to the sidewalk at intersection crossings. Brown, integrally colored curb, gutter and sidewalks are provides in conformance to the Scottsdale Road Design Concept. Sidewalk constructed will only occur adjacent to Lund Cadillac at this time, with future improvements by the owners of adjacent lots as they develop.

The existing 12 and 69 KV powerlines adjacent to the east side of Scottsdale Rd. will be under-grounded on a phased basis as part of this project.

Landscaping includes Palo Verde, Ironwood, Mesquite, Texan Ebony, Palo Brea and Acacia plus suitable shrubs, accents and ground covers. No turf or palms are provided.

KEY ISSUES: Eighteen (18) inch high meandering walls along with recessed water collection and landscape areas situated within medians are intended to provide visual interest. Materials and colors are intended to match the theme for the area.

RELATED CASES:

- Case 20-ZN-2002 rezoned the "Stacked 40s" Development (C-4 PRD), 11/19/02.
- Case 44-DR-2003 (pending) reviewed the Lund Cadillac development 8/21/03.

Al Ward
Project Coordination Manager
480-312-7067

ATTACHMENTS:

#1-Project Narrative

#2-Context Aerial

#2A-Aerial Close-Up

#3-Zoning Map

#4-Site Plan

#5-Landscaping Concepts

#6-Bridge Elevation

#7-Wall Treatments

A-Stipulations/Ordinance Requirements



City of **Scottsdale**

**PROJECT NARRATIVE
FOR CITY INITIATED PROJECTS**



- ☐ Rezoning ☐ Other
- ☐ Use Permit
- ☒ Development Review
- ☐ Master Sign Programs
- ☐ Text Amendment

Case # 1197 -PA- 03

Project Name SCOTTSDALE ROAD WIDENING

Location FRANK LLOYD WRIGHT TO THOMPSON PEAK

Applicant CITY OF SCOTTSDALE CAPITAL PROJECT MANAGEMENT

Ordinance Section _____

SITE DETAILS

Proposed Zoning: N/A

Existing Zoning: N/A

Parcel Size: N/A

Height: N/A

Parking Required: N/A

Parking Provided: N/A

Of Buildings: N/A

Setbacks: N- _____ S- _____

E- _____ W- _____

In the following space, please describe the project or the request

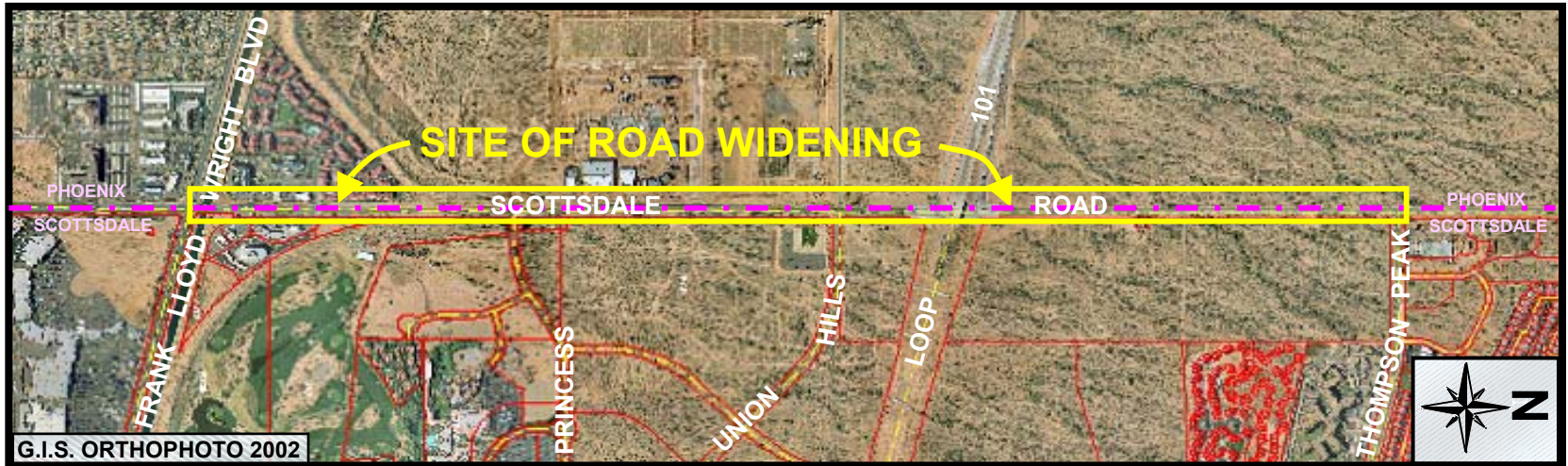
This project is a City of Scottsdale Capital Projects roadway widening project. The existing 4-lane (two in each direction) Scottsdale Road will be widened and improved to a 6-lane (three in each direction) roadway with a 24-foot wide raised & landscaped median. The project limits will be from Frank Lloyd Wright Boulevard to Thompson Peak Parkway, a distance of approximately 2.4 Miles. New right-of-way will be required to accommodate the roadway widening, drainage improvements and utility relocations. The construction will include: curb, gutter, sidewalk & multi-use path; asphalt paving and overlays, drainage pipes, culverts and channels, pedestrian bridge over the Central Arizona Project canal, median islands with landscaping, utility relocations, traffic signals, and ITS infrastructure.

ATTACHMENT #1

49-DR-2003

6/17/2003

(If an additional page(s) is necessary, please attach.)



Scottsdale Road Widening

49-DR-2003

ATTACHMENT #2



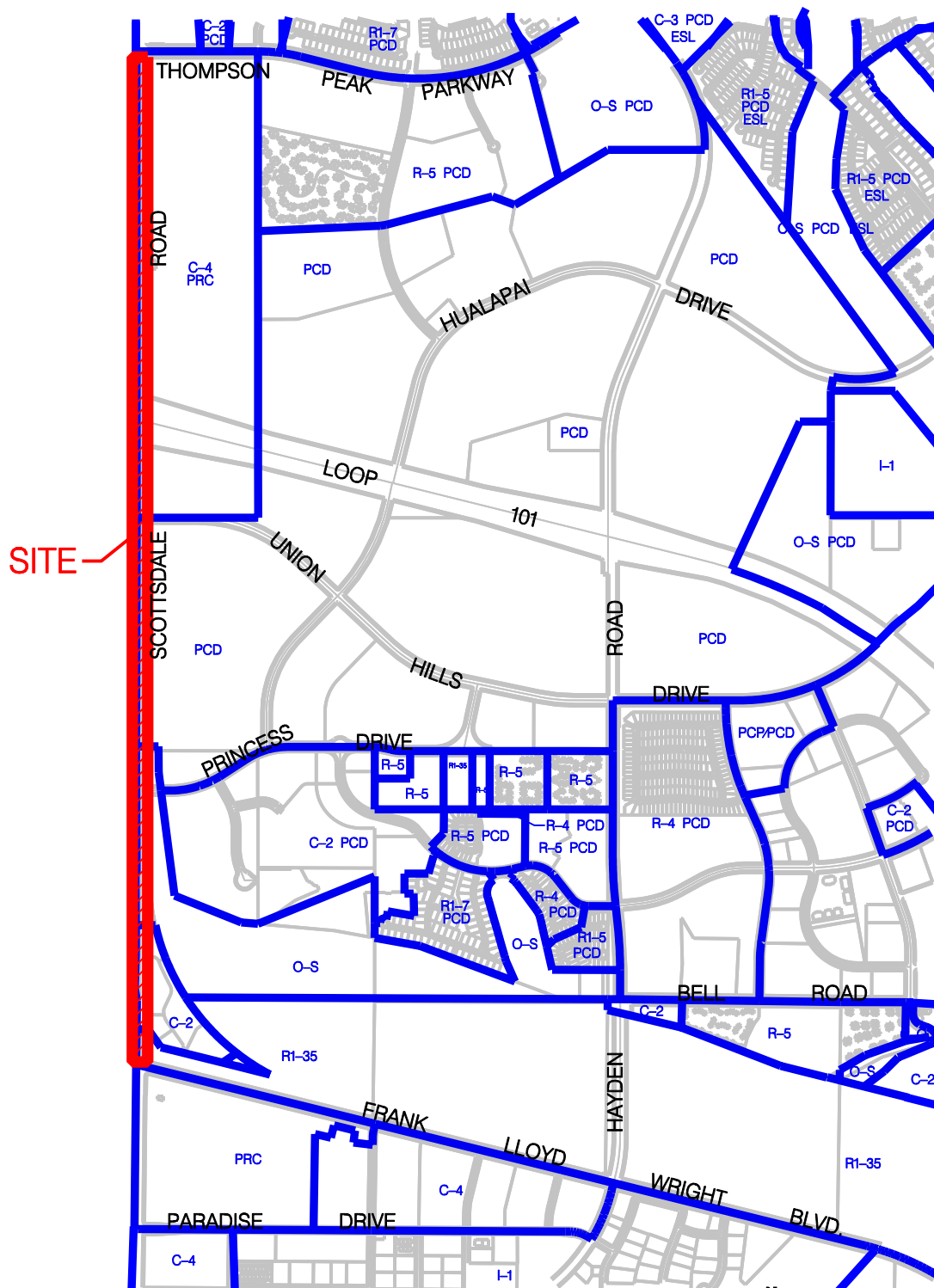
G.I.S. ORTHOPHOTO 2002



Scottsdale Road Widening

49-DR-2003

ATTACHMENT #2A



49-DR-2003

ATTACHMENT #3



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7/28/2003



DIBBLE & ASSOCIATES
CONSULTING ENGINEERS

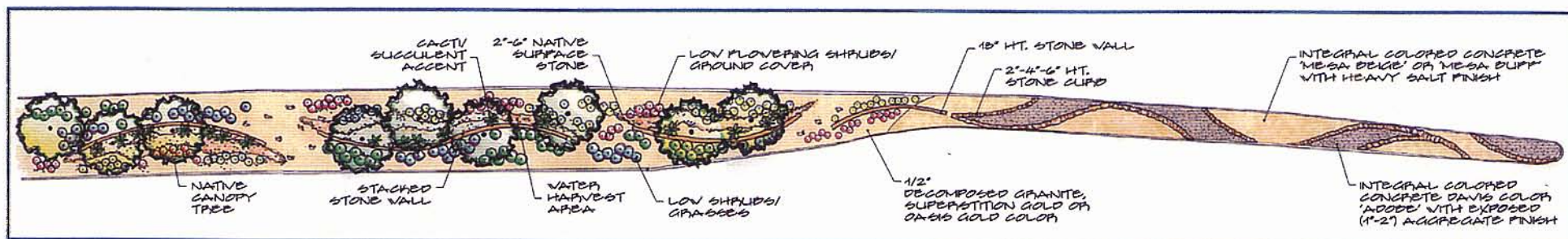


CONTEXT AERIAL & SITE PLAN					
DATE	REVISION	BY			
ENGINEER		CITY OF SCOTTSDALE			
EXHIBIT		MUNICIPAL SERVICES DEPARTMENT CAPITAL PROJECT MANAGEMENT 3747 E. BOWEN SCHOOL ROAD SCOTTSDALE, ARIZONA 85261			
PROJECT TITLE					
SCOTTSDALE RD FLW BLVD-THOMPSON PEAK PKWY					
SCALE	DESIGNED BY	DATE	DWG NO.	SHEET	
HORIZ:	MAS	6-03	03 PB 101	XXX	
VERT:	DRAWN BY	PROJECT NO.	OF		
	RLG	ST005	01		

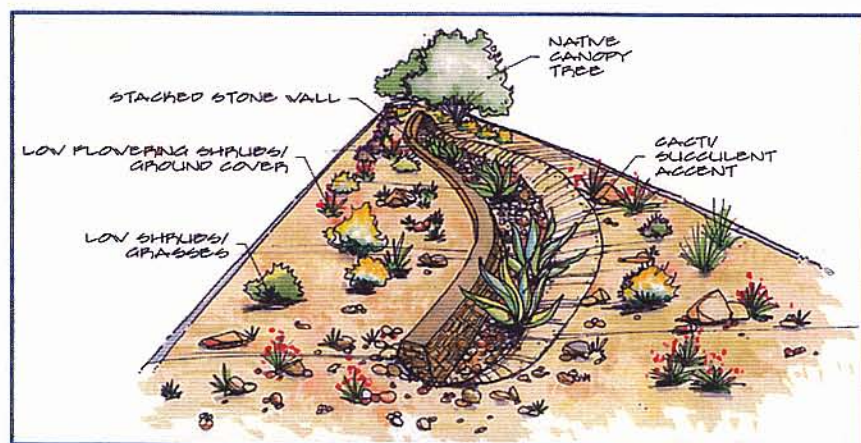


SCOTTSDALE ROAD (FRANK LLOYD WRIGHT TO THOMPSON PEAK PARKWAY)

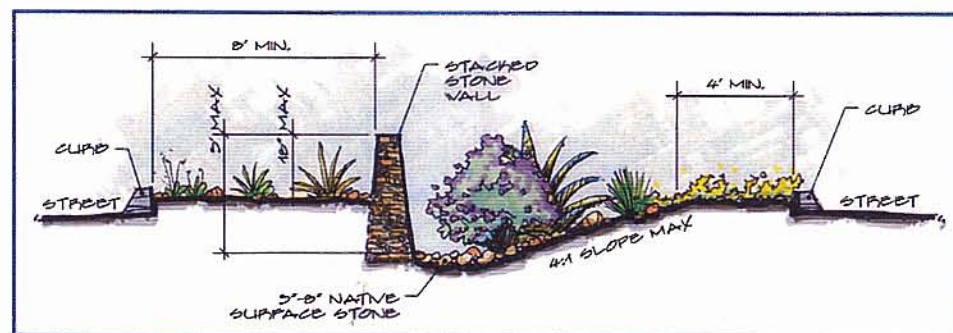
LANDSCAPE CONCEPTS



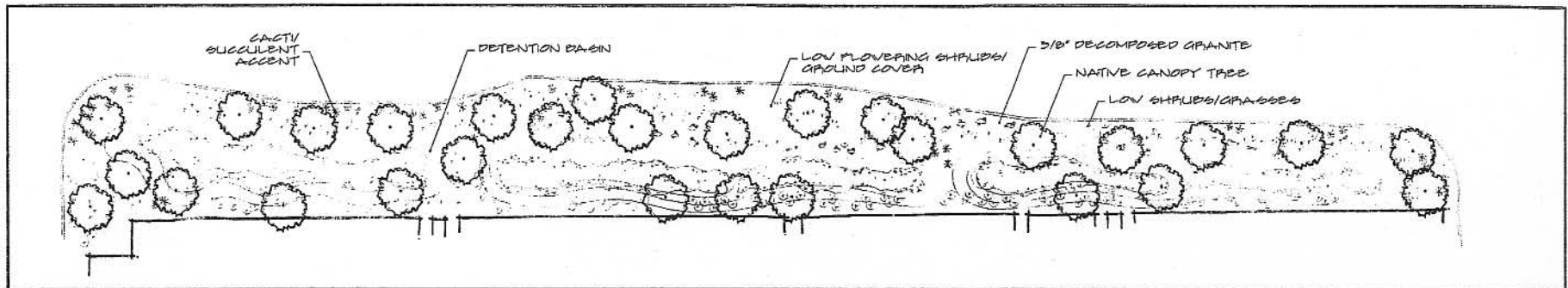
Median Design - Plan View



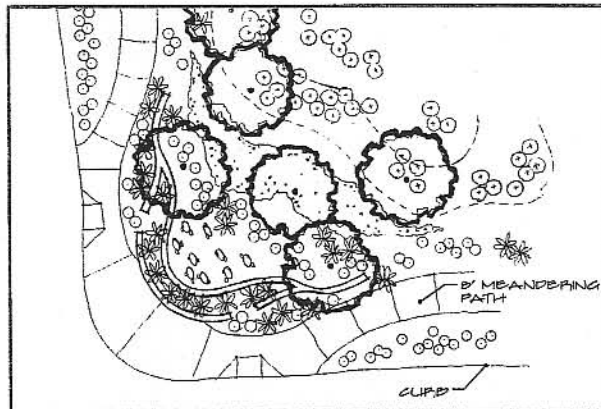
Median Perspective



Median Section



Typical Planting for Detention Basins Between Frank Lloyd Wright Boulevard and Princess Boulevard



Primary Intersection
Wall/Sidewalk - Plan

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
TREES		SHRUBS		ACCENTS	
<i>Cercidium floridum</i>	Blue Palo Verde	<i>Penstemon</i> species	Penstemon	<i>Cereus peruvianus</i>	Night Blooming Cactus
<i>Olneya tesota</i>	Desert Ironwood	<i>Psilostrophe cooperi</i>	Paper Flower	<i>Echinocereus engelmannii</i>	Hedgehog cactus
<i>Prosopis velutina</i> 'Juliflora'	Native Mesquite	<i>Senna</i> species	Desert Senna/Cassia	<i>Euphorbia</i> species	Euphorbia
SHRUBS		<i>Trixis californica</i>	Trixis	<i>Lophocereus</i> species	Loahocereus
<i>Ambrosia deltoidea</i>	Triangle-leaf Bursage	<i>Zaphranthus candida</i>	White Rain Lily	<i>Nolina</i> species	Nolina
<i>Baileya multiradiata</i>	Desert Marigold	<i>Verbena</i> species	Verbena	<i>Opuntia</i> species	Cholla, Prickly Pear
<i>Calliandra eriophylla</i>	Pink Fairy Duster	ACCENTS		<i>Pedilanthus macrocarpus</i>	Slipper Plant
<i>Dalea</i> species	Dalea	<i>Agave</i> species	Agave	<i>Portulacaria alba</i>	Elephant's Food
<i>Dasyliiron longissimum</i>	Dasyliiron	<i>Aloe</i> species	Aloe	<i>Stanocercus</i> species	Stanocercus
<i>Dasyliiron wheeleri</i>	Desert Spoon	<i>Asclepias subulata</i>	Desert Milkweed	<i>Yucca</i> species	Yucca
<i>Hymenoxys acaulis</i>	Angelita Daisy	<i>Carnegiea gigantea</i>	Saguaro		
<i>Oenothera caespitosa</i>	Evening Primrose				

Preliminary Plant Palette



SCOTTSDALE ROAD (FRANK LLOYD WRIGHT TO THOMPSON PEAK PARKWAY)

ESTHETIC CONCEPTS



LOGAN SIMPSON
DESIGN INC.



DIBBLE & ASSOCIATES
CONSULTING ENGINEERS

Development

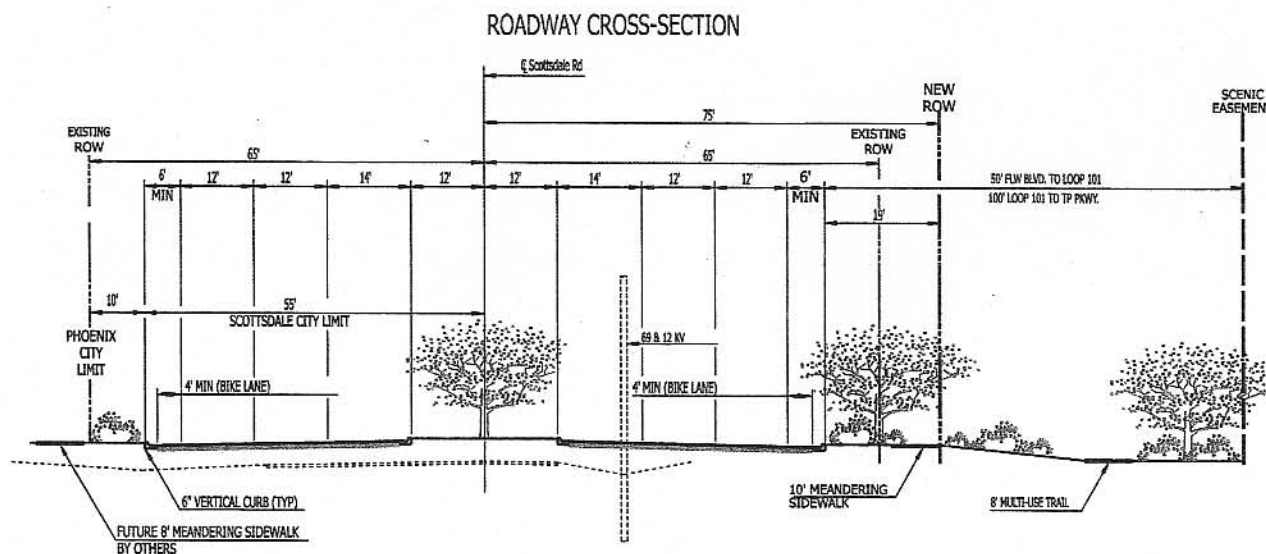
49-DR-2003
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PAGE 20F2

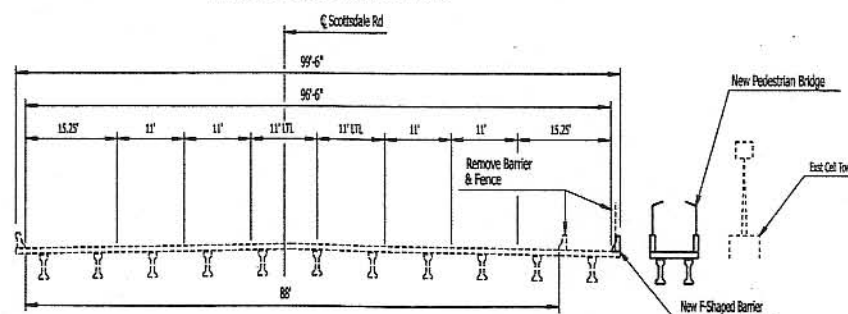


SCOTTSDALE ROAD (FRANK LLOYD WRIGHT TO THOMPSON PEAK PARKWAY)

ROADWAY CROSS-SECTION

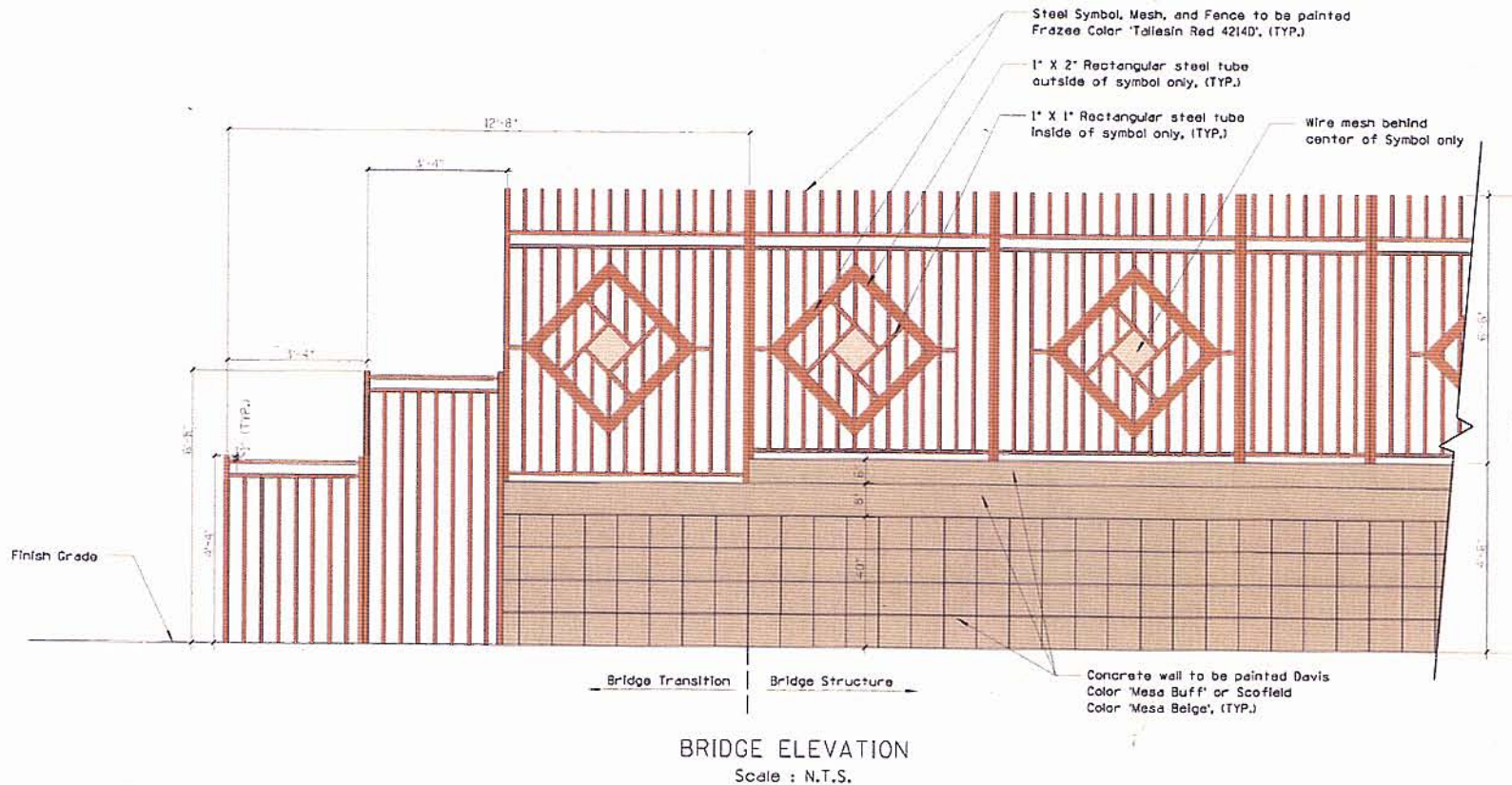


BRIDGE CROSS-SECTION





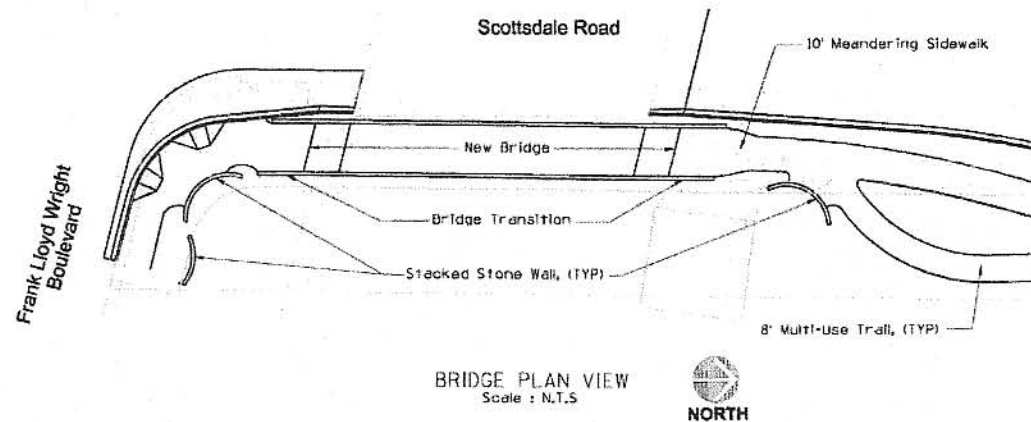
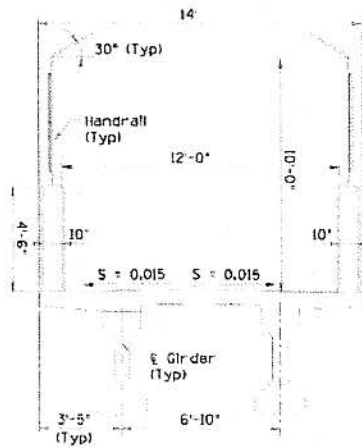
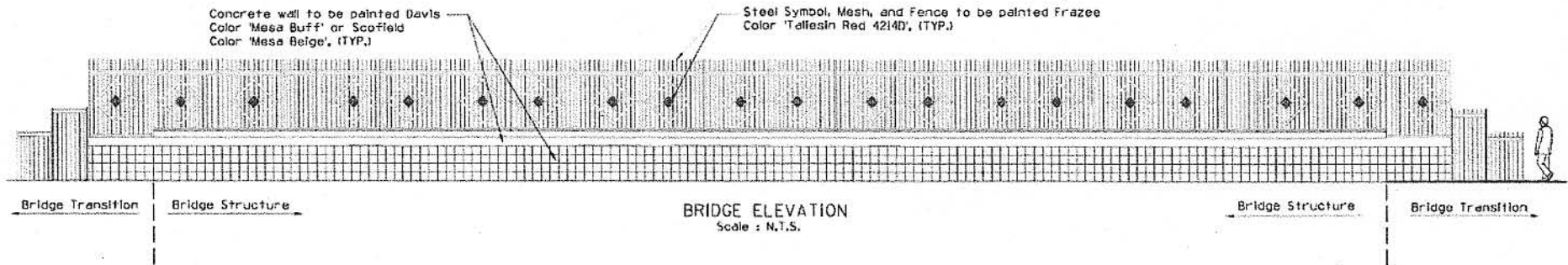
BRIDGE CONCEPT





SCOTTSDALE ROAD (FRANK LLOYD WRIGHT TO THOMPSON PEAK PARKWAY)

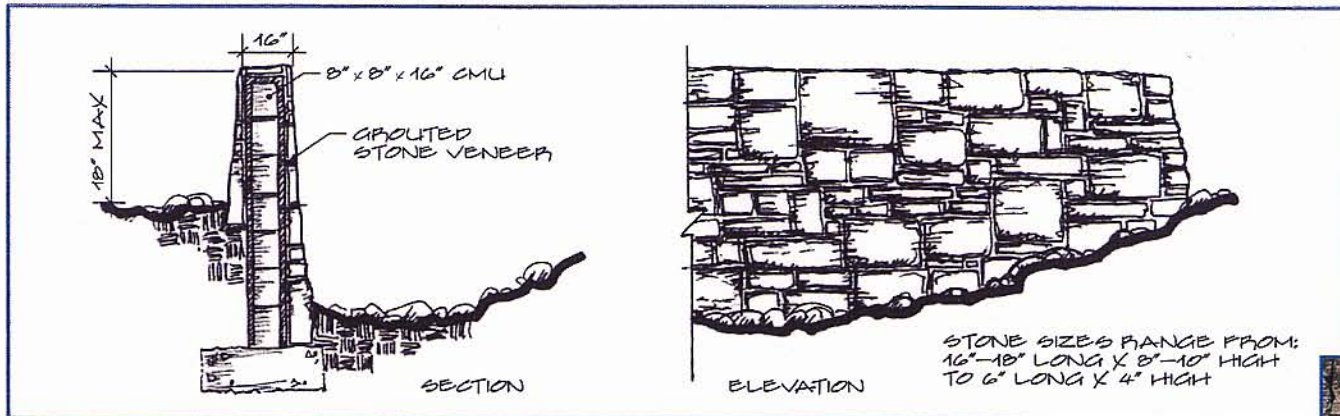
BRIDGE CONCEPT





SCOTTSDALE ROAD (FRANK LLOYD WRIGHT TO THOMPSON PEAK PARKWAY)

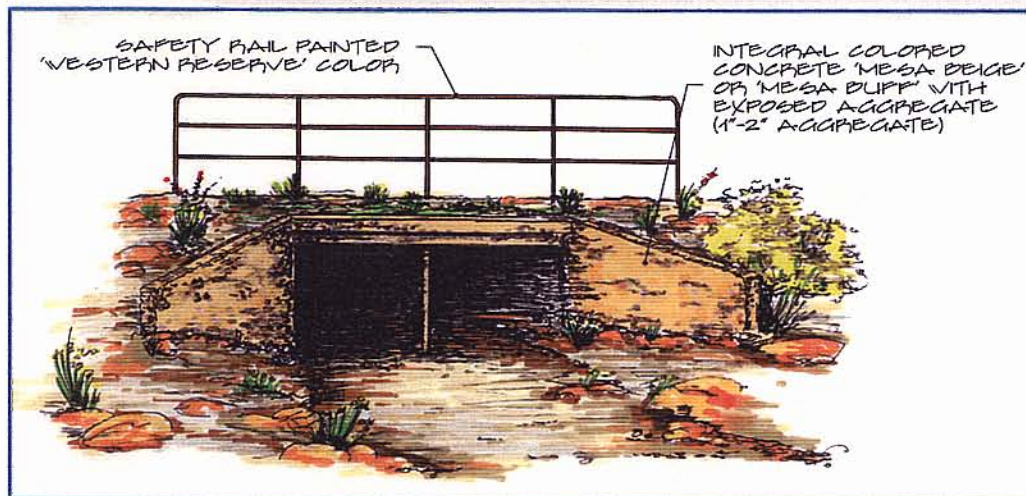
WALL TREATMENTS



Stacked Stone Wall



Stone Wall Color



Head Wall

Stipulations for Case: Scottsdale Road Widening/Improvements 49-DR-2003

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Median(s) architectural wall elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent plans labeled Wall Alternatives plan and Stone Wall Material Options plan submitted by Logan Simpson Design, Inc. with a date of 6/03.
 - b. The median(s) configuration of the walls, landscaping, and hardscape be constructed to be consistent with the Aesthetic Concepts plans Page 1 of 2 by Logan Simpson Design, Inc. with a date provided by City of Scottsdale Staff of 6/17/2003.
 - c. Landscaping, including location of materials shall be installed to be consistent with the conceptual landscape plan labeled Scottsdale Road (Frank Lloyd Wright to Thompson Peak Parkway) submitted by Logan Simpson Design, Inc. with a date of 6/03
 - d. Bridge architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent plans labeled Bridge Aesthetics plans pages 1 of 2 and 2 of 2 submitted by Dibble & Associates Consulting Engineers with a date provided by City of Scottsdale Staff of 6/17/2003.

SITE DESIGN:

DRB Stipulations

2. Median wall heights and locations shall conform to the City of Scottsdale's Design Standards and Policy Manual.

LANDSCAPE DESIGN:

DRB Stipulations

3. Right-of-way landscaping and Irrigation shall be provided in accordance with Design Standards and Policy Manual and the City of Scottsdale's Amendment to MAG Standards.
4. The applicant shall hydro-seed the drainage channel with plant species on the Phoenix Active Management Arizona Department of Water Resources Plant list.
5. Upon removal of the salvageable native plants the salvage contractor shall submit completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.

Checklist to reviewers:

1. Delete all instructions shown in RED.
2. Delete all unused headings and subheadings when completed.
3. No bold, caps, underline or italics in stipulations.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS:**CIVIL IMPROVEMENT PLAN REQUIREMENTS:****DRAINAGE AND FLOOD CONTROL:****DRB Stipulations**

6. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

Ordinance**A. Street Crossings:**

- (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Ordinance**

- B. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

TRAFFIC SIGNALS:**DRB Stipulations**

7. Poles and equipment necessary to upgrade the signal to current standards (including luminaries).

Ordinance

- C. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. The developer shall be responsible for coordinating a street layout and cost estimate with the utility company. Building permits may not be issued until all street light arrangements (including fee requirements) have been made.

INTERNAL CIRCULATION:

- D. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

DRB Stipulations

- a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
8. Indemnity Agreements:
- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

Ordinance

- E. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

WATER:

WASTEWATER:

BRIDGES:

1.BRIDGES. All drainage crossings, including any configuration of box culverts or pipes which span 20 feet or more (as measured along the roadway centerline) shall submit the following:

- a. Two separate copies of the construction plans.
- b. Vicinity map and precise description of location.
- c. Names and addresses of developer, contractor, and engineer.
- d. Associated "DR" or "PP" number.

CONSTRUCTION REQUIREMENTS

DRB Stipulations

9. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
 - a. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - b. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- F. Arizona Department of Environmental Quality (ADEQ) Requirements: All construction activities that disturb one or more acres shall obtain coverage under the Arizona Pollutant Discharge Elimination System (AZPDES) Construction General Permit. To gain coverage, operators of construction sites must:
 - (1) Submit a Notice of Intent (NOI) to ADEQ;
 - (2) Prepare a Stormwater Pollution Prevention Plan (SWPPP) and keep a copy on site;
 - (3) Send a Notice of Termination (NOT) to ADEQ when construction is completed.
 - (4) Contact ADEQ at 602-771-4449 for further information. Forms are available from the City of Scottsdale One Stop Shop, or from ADEQ.
- G. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]